

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
March 3, 2022, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Sallie Brach, Brad Hill, Roger Jadown and Donald L. Starkey

Members Absent: Peter Brower

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Storease Bluffton Annex (former named: Highway 278 Self-Storage Facility) project: Annette Lippert, Court Atkins Architects; and Matt Hardin, Merchants Retail Partners, LLC

No members from the public were in attendance.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:35 p.m.
2. **FOIA:** Chairman Atkins said that “public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act”.
3. **MINUTES:** Chairman Atkins asked if there were comments on the January 6, 2022, minutes. Mrs. Brach motioned to approve the meeting minutes and Mr. Starkey seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
5. **NEW BUSINESS:** None
6. **OLD BUSINESS:**

A. **Storease Bluffton Annex (formerly named Highway 278 Self-Storage Facility) – Bluffton – Conceptual (2):**

Mr. Atkins asked Mr. Brock to officiate during this project review and recused himself from the meeting. Ms. Moss gave the project background. Mr. Brock asked for public comment, but no comments were made. Annette Lippert, the project Architect, made the presentation for the project. Ms. Lippert emphasized that this was a narrow long site and by breaking up the buildings into three structures it helped with the reading of the building architecture and highlighted the Lowcountry detailing.

Mr. Starkey stated that the project looked much better and liked that the third building was incorporated into the site design. He asked what the facade material would be on the west elevation of the third building. Ms. Lippert said that it was standard metal siding.

Mr. Hill had no comments.

Mr. Jadown asked whether there was a fence proposed on the south end of the site to secure the entire site. Annette Lippert stated that she would look into it to confirm what the fencing treatment would be on the south end. Mr. Brock reviewed the site plan and stated that there was existing

fencing that ran along the eastern property line and on the west property line down to the edge of the Parkers building. He also said there were fence panels proposed between the storage buildings to secure the site, but that fencing was not proposed on the south end and that the southern portion of the site looked remote with existing vegetation and a retention pond adjacent to the Bluffton Parkway. Mr. Jadown stated that there was not much room on the west side of the site and there was no way to internally access the west sides of the buildings and landscaping for maintenance purposes. Mr. Jadown wanted to know if an access or service gate would be installed. Ms. Lippert stated she would look into this issue further. Mr. Jadown asked whether bollards were proposed on the building corners to prevent vehicles from bumping and damaging the building corners. Ms. Lippert stated that they would work with the civil engineer to get the bollards coordinated.

Mrs. Brach had no comments.

Mr. Brock had no comments.

Mr. Jadown made a motion to approve this conceptual project with the following conditions:

- Provide a fencing/security plan that clearly shows where the existing and proposed fencing will be located on the perimeters of this site. It is unclear whether fencing is being proposed on the southern portion of the site.
- Provide an internal access from this site to reach the western portion of the site in order to maintain the storage buildings and buffer landscaping.
- Show the location(s) and type of bollard proposed at the storage building corner(s).

Mr. Starkey seconded the motion.

Motion carried unanimously.

Mr. Atkins returned to the meeting.

7. **OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, April 7, 2022 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Brock made a motion to close the meeting and Mrs. Brach seconded the motion. The meeting adjourned at 3:00 p.m.